



## Single Let Management Pricing Structure 2021

All prices are EXCLUSIVE of VAT unless stated otherwise.

Genie Homes now offer several different levels of service to meet your individual needs as a landlord.

### Gold Package

Brand new, premium Single Let package - Essential for your long-term finances. Includes rent guarantee insurance along with a host of other benefits included for FREE. See summary below. See full details in tables below.

#### MAIN BONUSES

**FREE RENT GUARANTEE INSURANCE** including....

- Protection from Day 1 on rental arrears with nil excess
- Legal costs to take possession of the property in event of non payment
- Up to 15 month's of rental loss covered
- Up to £100,000 total claim



#### TRANSFER YOUR EXISTING TENANT TO RENT GUARANTEE

- Transfer your current tenants onto rent guarantee
- Preparing for every eventuality. End of furlough. Eviction Ban. New 'breathing space' legislation.

#### ADDITIONAL BONUSES

**FREE PHOTOGRAPHIC INVENTORIES**

**SET UP FEE CAPPED** at £400 plus VAT (Otherwise 50% of 1st month's rent plus VAT)

#### NIL DEPOSIT OPTION FOR TENANTS

- An insurance policy allowing for tenants to move in at a lower cost.
- Allows for more enticing marketing

### Silver Package

Our previous full management product at a reasonable cost.

50% of the first month's rent plus VAT Tenant Find

4 monthly inspections

Cost: 12% Plus VAT

### Bronze Package

Just want your legal compliance and rent collection taken care of? If so, this is the package for you. As landlord you will be responsible for inspections, maintenance, check outs and DPS/legacy rent arrears claims.

Cost: 8% Plus VAT

### Let Only Package

"Let Only" or "Tenant Find" - this package is suitable for those landlords with the skills and time to manage their own properties but need help to locate tenants and set up the tenancy agreements correctly.

Cost: 75% Plus VAT of one month's rent

A full photographic inventory will be an additional charge.

	Gold	Silver	Bronze	Let Only
Professional Valuation	✓	✓	✓	✓
Legal compliance Check	✓	✓	✓	£120 +VAT
Regular email compliance updates direct to your inbox	✓	✓	✓	✗
Tenant Finding Service <ul style="list-style-type: none"><li>- Professional Photography</li><li>- Online Marketing</li><li>- Applicant screening</li><li>- Virtual Viewings</li><li>- Accompanied viewings</li><li>- Negotiation of favourable terms</li></ul>	50% of 1st Month's rent plus VAT - Capped at £400 + VAT	50% of 1 <sup>st</sup> Month's rent plus VAT - Minimum fee of £350 +VAT	50% of 1 <sup>st</sup> Month's rent plus VAT - Minimum fee of £350 +VAT	75% of first month's rent plus VAT

Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Character References - Guarantor References - Right to Rent Checks				
Collection and transfer of initial funds				
Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement - Company Let - Commercial Lease				
Electronic signature of documents				
Amendment of legal documents prior to tenancy			£37 + VAT	£37 + VAT
Collection/protection of security deposit -Registered service of Prescribed Information, deposit certificate & leaflet				
Negotiating deductions from deposit			£37 + VAT on an hourly rate	
Deposit dispute via deposit protection arbitration			£37 + VAT on an hourly rate	
Completion of statutory declaration		£60 + VAT	£60 + VAT	
Documented service of gas safety certificate, EPC & latest How to Rent Guide				
Additional Key Cutting		Cost of keys recharged	£15 plus keys	£15 plus keys
Sourcing & provision of appliance manuals				
Transfer of utility responsibility (where applicable)				
Void cover up to £10 per property (£5 gas, £5 electric)				
Pre check in visit				
Full check in at property - Photographic report - Tenant welcome pack		£137 + VAT	£137 + VAT	£137 + VAT

- Documented CO & Smoke Alarm Check - Meter Readings recorded and passed to utility companies (where applicable)				
Access to online landlord portal	 Date TBC			
Collection of monthly rent with statement of account - Copy sent accountant - Copies of all invoices included				
<b>Guaranteed rent insurance policy in the event of tenant default until vacant possession achieved</b>				
<b>Guaranteed eviction insurance policy in the event of tenant default</b>				
Chasing of rental arrears				
Transfer of rental funds				
Administration of HMRC tax deductions for non-NRL Scheme landlords				
Service of Section 13 (rent increase) notice		£37 + VAT		
Renewal of fixed term contracts (upon landlord request)	£60 + VAT	£60 + VAT	£60 + VAT	
Deed of surrender and assignment (tenant swap)		£100 + VAT	£100 + VAT	
Resolving breaches of tenancy (tenant misconduct)				
Service of Section 8 Eviction (Warning/Eviction) Notice		£100 plus VAT	£100 plus VAT	
Service of Section 21 Eviction Notice		£100 plus VAT	£100 plus VAT	
Administration of annual boiler servicing (if applicable)				
Administration of boiler contracts/plans (if applicable)				
Ongoing "Right to Rent" checks				
Use of 24/7 emergency maintenance line				
Use of our intuitive maintenance reporting app				
Reactive maintenance using our contractors or your own				



Planning maintenance schedules implemented				
Full check out of tenants			N/A	N/A
- Photographic report				
- Documented CO Alarm				
Check				
- Documented Smoke Alarm				
Check				
- Meter Readings recorded				
(where applicable)				